

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37670

Property Information

property address: 601 S TEXAS AVE

legal description: PHILLIPS, BLOCK 14, LOT 5, ACRES 2.226

owner name/address: KING, JACK M JR & WILLIAM A STEPHENSON JR

1920 S CHILTON AVE

TYLER, TX 75701-4109

full business name: PRIME K&K

land use category: Comm. RET

type of business: CAR DEALERSHIP

current zoning: C3

occupancy status: OCCUPIED

lot area (square feet): 96965

frontage along Texas Avenue (feet): 109

lot depth (feet): 313

sq. footage of building: 16650

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 2 building height (feet): 15 # of stories: 1

type of buildings (specify): METAL

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 905 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: ELECTRIC

overall condition (specify): GOOD

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 18

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: _____

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: GOOD

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

TAKE OFF ONE OF THE GARAGE BAYS

accessible to alley: ☐ yes ☐ no
N/A

Other Comments:

